

City of Dexter
Zoning and Subdivision Ordinances Sub-Committee
Monday, June 7, 2021
5:00 – 6:30 p.m.

MINUTES

The Virtual Meeting of the Zoning and Subdivision Ordinances Sub-Committee was called to order at 5:15 pm with the following Members in attendance:

Thomas Phillips, PC (6:20 pm), participating remotely from the City of Dexter, Michigan
Wa Hubbard, CC, participating remotely from the City of Dexter, Michigan
Jamie Griffin, CC, participating remotely from the City of Dexter, Michigan
Karen Roberts, PC, participating remotely from the City of Dexter, Michigan
Kyle Marsh, PC, participating remotely from the City of Dexter, Michigan
Chris Wallaker, ZBA (6:04 pm), participating remotely from the City of Dexter, Michigan

Also present remotely: Megan A. Masson-Minock (CWA), Michelle Aniol (Community Development Manager), Mike Auerbach (Assistant Planner), and members of the public.

1. Check in

Members shared what they are looking forward to during the summer.

Moved Roberts, support Hubbard to approve the May 17, 2021 Meeting Minutes as presented in the packet.

Ayes: Marsh, Roberts, Griffin, Hubbard
Nays: None

Members proceeded with the meeting agenda as presented without objections.

2. Review of previous work

a. Article 11 – Form Based Districts

Ms. Masson-Minock summarized the changes that had been made to the Draft Article 11 – Form-Based Districts according to the Sub-Committee's input.

Members offered the following feedback and recommended updates:

- Revise the language for garage setbacks.
- Reduce the minimum dwelling unit floor area from 1,000 square feet to 800 square feet.
- Move frontage buildout requirements to the Front Façade tables in the Building Type regulations.
- Update accessory building height requirements according to accessory dwelling unit text amendment currently under consideration by the Planning Commission.

- Use the names of permitted building forms in the Authorized Use Group tables instead of the building form letter designations.
- Keep Site Types B and D separate and keep Site Type F.
- Move the permitted use groups and building types from the Authorized Use Group tables to new permitted use and building type table for each form-based district. Move Approval column to far right of table. List permitted uses in the same way that uses are listed in Article 9 instead of using use groups.
- Keep separate form-based districts for Village Residential 1 and 2 as they correspond to the current Future Land Use designations.
- Keep the Institutional building form designation.

3. Topic: Use Based Zoning Districts

- a. Review of Article 10 – Use Based Zoning Districts

Article 10 was not discussed due to time constraints.

4. Preview: Special Provisions for Specific Land Uses

5. Check out

- a. Community education and communication

Sub-Committee Members provided the following comments:

- Create simple educational materials to help residents understand the implications of the Zoning Ordinance updates for their properties and neighborhoods.
- Include explanation of why the update is happening, and what will change from existing requirements in future educational materials.

- b. Next meeting date: June 21, 2021 at 6:00pm

Ms. Masson-Minock requested members to email her comments or questions about Article 9. Sub-Committee Members agreed to schedule an additional meeting for Monday, June 21, at 6:00 pm to continue the review of form-based code.

Moved Griffin, support Phillips to adjourn the meeting at 6:37pm. The meeting was adjourned with no objections.

Respectfully submitted,

Mike Auerbach
Assistant Planner

Approved for Filling: June 21, 2021